

**Special Magistrate WaterWorks 2011 Hearing**  
**City Commission Meeting Room**  
**Floyd V. Hull, Jr., Presiding**  
**February 27, 2012**  
**10:00 A.M. – 10:36 A.M.**

**Staff Present**

Brian McKelligett, Clerk of Special Magistrate, Supervisor  
Mary Allman, Secretary / WW Special Magistrate  
Sue Manning, Secretary / WW Special Magistrate  
Lori Grossfeld, Clerk III  
Heather Steyn, WaterWorks 2011 Public Involvement Coordinator

**Respondents and Witnesses:**

CE11071082: Jacinda Harris, owner  
CE11061511: Vainqueur Alexis, owner  
CE11061905: Natalie Valdes, bank representative  
CE11071084: Willie Barnes, owner  
CE11071117: Abril Tuff, owner  
CE10062715: Stamee Onishea, owner  
CE11030400: Anthony Walker, owner  
CE11010113: Viconte Louis, co-owner  
CE10011001: Vivian Dennis, property manager  
CE11033063: Juan Jose Castellano, owner  
CE11111237: Sean Moloney, attorney

NOTE: all individuals who presented information to the Special Magistrate during these proceedings affirmed they would speak only the truth.

The meeting was called to order at 10:00 a.m.

**Case: CE11010113**

1524 SW 5 Place  
Madeleine Fortulus

This case was first heard on 3/28/11 to comply by 5/27/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 93 days and potential fines have accrued to \$9300. The City requested that the fine be imposed and continue to accrue.

Viconte Louis, representing Madeleine Fortulus, stated he had experienced problems with a contractor who had not done the required work.

Mr. McKelligett requested an additional 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11071084**

310 SW 30 Avenue

Willie M. Barnes

This case was first heard on 10/24/11 to comply by 1/22/12. Violations are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City requested that the fine be imposed and continue to accrue.

Willie M. Barnes, owner, stated the property is in foreclosure and he is suffering financial hardship. He could not predict when he would be able to bring the property into compliance.

Judge Hull imposed the \$3500 fine, which would continue to accrue until the property complied.

**Case: CE11061511**

202 SW 27 Terrace

Eliamise Alexis

This case was first heard on 9/26/11 to comply by 1/24/12. Violations are as noted on the agenda. The property has not been in compliance for 33 days and potential fines have accrued to \$3300. The City requested that the fine be imposed and continue to accrue.

Vainqueur Alexis, owner, said he was attempting to save enough money to begin the work on the property.

The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11033063**

1891 SW 30 Terrace

Juan Castellano

This case was first heard on 7/25/11 to comply by 10/23/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City requested a 30-day extension.

Judge Hull granted the 30-day extension, during which time no fines would accrue.

**Case: CE11030400**

1271 SW 28 Road  
AFA Investments Inc.

This case was first heard on 5/23/11 to comply by 7/22/11. Violations and extensions are as noted on the agenda. The property came into compliance on 12/2/11 after being out of compliance for 65 days. Potential fines have accrued to \$6500. The City requested that a fine of \$560 be imposed.

Judge Hull imposed the \$560 fine.

**Case: CE11071082**

115 SW 30 Avenue  
Jacinda Harris and Lorna B. Whyte

This case was first heard on 10/24/11 to comply by 1/22/12. Violations are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11071117**

680 SW 30 Terrace  
Abril Miyoshi Tuff

This case was first heard on 10/24/11 to comply by 1/22/12. Violations are as noted on the agenda. The property came into compliance on 2/13/12 after being out of compliance for 21 days. Potential fines have accrued to \$2100. The City requested that a fine of \$550 be imposed.

Judge Hull imposed the fine of \$550.

**Case: CE10011001**

1700 W Broward Boulevard  
Balaji Investments Inc.

This case was first heard on 2/22/10 to comply by 6/27/10. Violations and extensions are as noted on the agenda. The property has not been in compliance for 101 days and potential fines have accrued to \$10,100. The City requested a 120-day extension.

Vivian Dennis, property manager, said a new contractor has been hired and the property will be brought into compliance during the time period of the extension.

Judge Hull granted the 120-day extension, during which time no fines would accrue.

**Case: CE11061905**

230 SW 29 Terrace  
Deutsche Bank National Trust Co Trustee  
% David J. Stern PA

This case was first heard on 9/26/11 to comply by 1/24/12. Violations are as noted on the agenda. The property has not been in compliance for 33 days and potential fines have accrued to \$3300. The City requested a 90-day extension.

Natalie Valdes, representing Deutsche Bank, said a modification agreement has been entered regarding the purchase of the property and the owner is another individual, who is attempting to do the work. However, because the bank is listed on the certificate of title, the owner has not been able to do the work or obtain permits. Ms. Valdes expressed concern that the issue would not be settled during the time of the extension.

Mr. McKelligett advised that if the issue was not corrected within 60 days, the bank should contact Inspector Steyn and ask to be placed on the agenda to request an additional extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11111237**

4511 NW 12 Terrace  
HSBC Bank USA Trustee % Urden Law Office

Certified mail sent to the owner was signed on 1/19/12 by Georgette B.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance and requested a 90-day extension, with a fine of \$100 per day thereafter.

Sean Moloney, representing the foreclosing lender, said this entity had just taken possession of the property.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE10062715**

1250 SW 29 Street  
Stamee Fields

This case was first heard on 8/23/10 to comply by 11/21/10. Violations and extensions are as noted on the agenda. The property has not been in compliance for 189 days and potential fines have accrued to \$18,900. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11061512**

220 SW 27 Terrace  
Emmanuel Pierre

Certified mail sent to the owner was signed on 2/3/12 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE11101295**

201 NW 20 Avenue  
First Southern Bank % Saraga & Lipshy PA

Certified mail sent to the owner was signed on 1/20/12 by Audra Saunders.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day would begin to accrue.

**Case: CE11121457**

1128 SW 17 Street

Frankco LLC

Certified mail sent to the owner was signed on 1/19/12 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day would begin to accrue.

**Case: CE09071106**

1533 SW 32 Street

Christopher M. Vonzech

This case was first heard on 1/25/10 to comply by 2/24/10. Violations and extensions are as noted on the agenda. The property has not been in compliance for 248 days and potential fines have accrued to \$24,800. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE10011006**

190 W Broward Boulevard

Salvation Army Inc. % Arc – Jim Moyer

This case was first heard on 7/26/10 to comply by 10/24/10. Violations and extensions are as noted on the agenda. The property has not been in compliance for 127 days and potential fines have accrued to \$12,700. The City requested a 120-day extension.

Judge Hull granted the 120-day extension, during which time no fines would accrue.

**Case: CE10062697**

1320 SW 26 Street

Saint Cyril Inc.

This case was first heard on 8/23/10 to comply by 11/21/10. Violations and extensions are as noted on the agenda. The property has not been in compliance

for 160 days and potential fines have accrued to \$16,000. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE10121930**

2824 SW 9 Street  
Caroline Thompson Est.

This case was first heard on 3/28/11 to comply by 6/26/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 38 days and potential fines have accrued to \$3800. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11010119**

1116 SW 6 Street  
Bruce C. and Dona M. Mest

This case was first heard on 3/28/11 to comply by 6/26/11. Violations and extensions are as noted on the agenda. The property came into compliance on 1/26/12 after being out of compliance for 3 days. Potential fines have accrued to \$300. The City requested that no fine be imposed.

Judge Hull imposed no fine.

**Case: CE11010130**

1401 SW 9 Street  
Sabrina Judah

This case was first heard on 3/28/11 to comply by 6/26/11. Violations and extensions are as noted on the agenda. The property came into compliance on 1/4/12 after being out of compliance for 28 days. Potential fines have accrued to \$2800. the City requested that a fine of \$600 be imposed.

Judge Hull imposed the \$600 fine.

**Case: CE11010137**

531 SW 10 Avenue  
Joaquin and Griselda Sosa

This case was first heard on 3/28/11 to comply by 6/26/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 144 days and potential fines have accrued to \$14,400. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11032536**

1909 NW 9 Avenue

CRP II – Lauderdale Manor LLC

This case was first heard on 5/23/11 to comply by 7/22/11. Violations and extensions are as noted on the agenda. The property came into compliance on 1/30/12 after being out of compliance for 70 days. Potential fines have accrued to \$7000. The City requested that no fine be imposed.

Judge Hull imposed no fine.

**Case: CE11041630**

4860 NW 9 Terrace

Marilyn M. Stull Est.

This case was first heard on 7/25/11 to comply by 10/23/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11061184**

2809 SW 4 Court

Thelma Folson, Velma L. Folson and Tracy L. Folson

This case was first heard on 9/26/11 to comply by 10/26/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11061187**

2849 SW 4 Court



Verisseau Noaralis

This case was first heard on 9/26/11 to comply by 10/26/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3500 fine, which would continue to accrue until the property complied.

**Case: CE11061482**

2845 SW 4 Street  
Marilyn K. Gallington

This case was first heard on 9/26/11 to comply by 10/26/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 62 days and potential fines have accrued to \$6200. The City requested a 60-day extension.

Judge Hull granted the 60-day extension, during which time no fines would accrue.

**Case: CE11061500**

2829 SW 5 Street  
George Hardy h/e Mary Ann Hardy

This case was first heard on 9/26/11 to comply by 10/26/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3500 fine, which would continue to accrue until the property complied.

**Case: CE11061513**

501 SW 27 Terrace  
Federal National Mortgage Association  
% Law Office of David J. Stern PA

This case was first heard on 9/26/11 to comply by 1/24/12. Violations are as noted on the agenda. The property has not been in compliance for 33 days and potential fines have accrued to \$3300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE11061863**

457 SW 28 Avenue  
Sandra Hippolite

This case was first heard on 9/26/11 to comply by 1/24/12. Violations are as noted on the agenda. The property has not been in compliance for 33 days and potential fines have accrued to \$3300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE11061865**

540 SW 28 Avenue  
Idel Simmons and James Brown

This case was first heard on 9/26/11 to comply by 1/24/12. Violations are as noted on the agenda. The property has not been in compliance for 33 days and potential fines have accrued to \$3300. The City requested a 60-day extension.

Judge Hull granted the 60-day extension, during which time no fines would accrue.

**Case: CE11061881**

210 SW 29 Avenue  
Ominigue Paul

This case was first heard on 9/26/11 to comply by 1/24/12. Violations are as noted on the agenda. The property has not been in compliance for 33 days and potential fines have accrued to \$3300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE11061882**

220 SW 29 Avenue  
Vighnesha LLC

This case was first heard on 9/26/11 to comply by 1/24/12. Violations are as noted on the agenda. The property came into compliance on 1/12/12 after being

out of compliance for 17 days. Potential fines have accrued to \$1700. The City requested that no fine be imposed.

Judge Hull imposed no fine.

**Case: CE11061886**

301 SW 29 Avenue

Francoeur J. Paul and Francine D. Paul

This case was first heard on 9/26/11 to comply by 1/24/12. Violations are as noted on the agenda. The property has not been in compliance for 33 days and potential fines have accrued to \$3300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE11061900**

431 SW 29 Avenue

Dominic R. Delgado

This case was first heard on 9/26/11 to comply by 1/24/12. Violations are as noted on the agenda. The property has not been in compliance for 33 days and potential fines have accrued to \$3300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE11061928**

661 SW 29 Terrace

Angelene M. Jones

This case was first heard on 9/26/11 to comply by 1/24/12. Violations are as noted on the agenda. The property has not been in compliance for 33 days and potential fines have accrued to \$3300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE11071093**

490 SW 30 Avenue

Douglas Adams

This case was first heard on 10/24/11 to comply by 1/22/12. Violations are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3500 fine, which would continue to accrue until the property complied.

**Case: CE11071104**

320 SW 30 Terrace  
Lavaeda Bell

This case was first heard on 10/24/11 to comply by 1/22/12. Violations are as noted on the agenda. The property came into compliance on 2/23/12 after being out of compliance for 31 days. Potential fines have accrued to \$3100. The City requested that no fine be imposed.

Judge Hull imposed no fine.

**Case: CE11071111**

410 SW 30 Terrace  
Lorraine E. Smith

This case was first heard on 10/24/11 to comply by 1/22/12. Violations are as noted on the agenda. The property came into compliance on 1/24/12 after being out of compliance for 1 day. Potential fines have accrued to \$100. The City requested that no fine be imposed.

Judge Hull imposed no fine.

**Case: CE11071113**

430 SW 30 Terrace  
Jon Ryan Stewart

This case was first heard on 10/24/11 to comply by 1/22/12. Violations are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3500 fine, which would continue to accrue until the property complied.

**Case: CE11071116**

671 SW 30 Terrace  
Robert and Elouise Lesane

Mr. McKelligett noted that this case has been rescheduled and will be heard in March.

**Case: CE11090946**

1614 NW 16 Court  
Lumax USA LLC

This case was first heard on 11/28/11 to comply by 1/27/12. Violations are as noted on the agenda. The property has not been in compliance for 30 days and potential fines have accrued to \$3000. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3000 fine, which would continue to accrue until the property complied.

**Case: CE11061878**

541 SW 28 Terrace  
Desric G. Blair

This case was first heard on 9/26/11 to comply by 1/24/12. Violations are as noted on the agenda. The property has not been in compliance for 33 days and potential fines have accrued to \$3300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Cases Closed**

Mr. McKelligett announced that the case listed below had been closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

**CE11061874**

**Cases Withdrawn**

Mr. McKelligett announced that the cases listed below had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

**CE11061929**

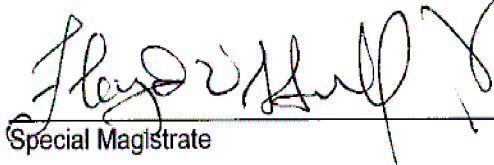
**CE11071085**

**Cases Rescheduled**

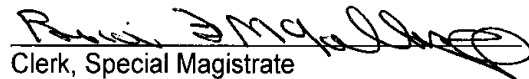
Mr. McKelligett announced that the case listed below had been closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

**CE11071116**

There being no further business, the hearing was adjourned at **10:36 a.m.**

  
Special Magistrate

ATTEST:

  
Clerk, Special Magistrate

[Minutes prepared by K. McGuire, Prototype, Inc.]